WARRANTY DEED

Karen Johnson Davidson County
Batch# 910803 DEEDWARR
08/31/2022 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $4,625.00
20220831-0098373

File #22-PA-1713-V

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,250,000.00.

Tammy Carney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF August, 2022.

Notary Public

MY COMMISSION EXPIRES: 1-11-26
(AFFIX SEAL)

Diane M. March
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Clyde L. Brown	**SAME**	
(NAME)	(NAME)	
708 Lynnbrook Road		**104-16-0-268.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **FREDERICK S. LAWRENCE, A MARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CLYDE L. BROWN, A WIDOW** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee being the West one-half of Lot No. 231 in the Belmont Land Company's Plan of Lots called Belmont Heights, as of record in Book 421, Page 34, of the Register's Office for said County.

Said Westerly one-half of Lot 231 fronts 50 feet on the Southerly side of Beechwood Avenue, and extends back 175 feet to an alley. Said lot extends back between parallel lines.

Being the same property conveyed to Frederick S. Lawrence and Gertrude Lawrence and Elizabeth A. Boyle by Warranty Deed from J. Stan Bailey of record in Book 7308, page 709, Register's Office for Davidson County, Tennessee, dated July 15, 1987 and recorded on July 28, 1987.

Being the same property conveyed to Frederick S. Lawrence by Quitclaim Deed from Gertrude Lawrence, Elizabeth A. Boyle Ragland a/k/a Elizabeth A. Boyle and husband Mark Ragland and Frederick S. Lawrence of record in Book 8982, page 340, Register's Office for Davidson County, Tennessee, dated June 10, 1993 and recorded on June 15, 1993.

The above-referenced property is not the marital residence of Grantor or Grantor's spouse as contemplated by T.C.A. 26-2-301, et seq., or other similar law.

This conveyance is subject to:
*Subject to all matters shown on the Plan of record in Plat Book 421, Page 34, Register's Office for Davidson County, Tennessee.
*Any and all existing easements and restrictions as shown of record not stated herein

This is ____ **unimproved** __X___ **improved** property known as: **1713 Beechwood Avenue, Nashville, TN 37212**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 31st day of August, 2022.

Frederick S. Lawrence

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of August, 2022, before me personally appeared Frederick S. Lawrence, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 31st day of August, 2022.

Notary Signature
My commission expires:

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-07-2024

RETURN TO:
Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204

True Copy Certification

I, **Diane March,** do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on this the 31st day of August, 2022.

Affiant Signature
Date 08/31/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 31st day of August, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

